

DURDEN & HUNT

INTERNATIONAL



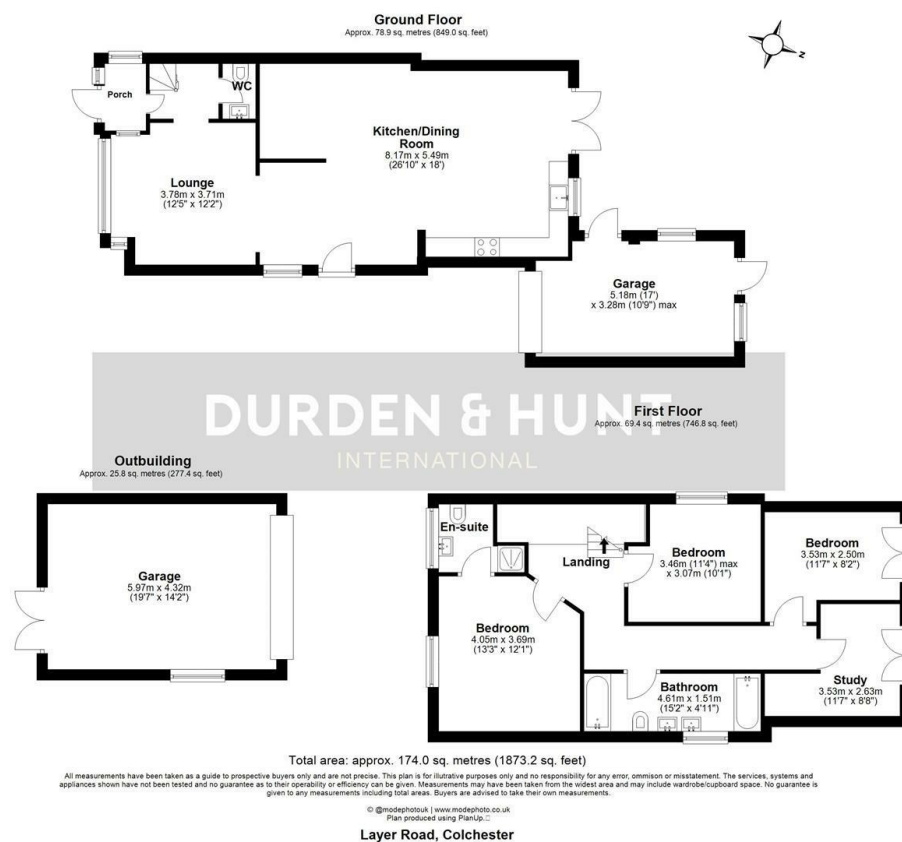
Layer Road, Colchester CO2

Offers In Excess Of £475,000

- Great Transport Links
- Two Versatile Outbuildings
- Downstairs WC
- Contemporary Family Bathroom
- Off Road Parking And Garage
- Modern Open Plan Kitchen Diner
- Primary Bedroom With En Suite
- Landscaped Front And Rear Gardens
- Separate Living Room
- Three Additional Bedrooms

1-3 Crouch Street, Colchester, CO3 3EN

<https://www.durdenandhunt.co.uk>



Viewings

Viewings by arrangement only. Call to make an appointment.

Council Tax Band

E

EPC Rating:

C

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 84 |
| (69-80) C | 74 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |